

**Board of Commissioners  
Agenda Item Transmittal Form  
Ordinance Transmittal Form**



<b>Type of Request:</b> Future Land Use Map Amendment (FLU) 2024-07 - 2nd Reading of Ordinance		<b>County Clerk Use Only</b> Ordinance #:
<input checked="" type="checkbox"/> <b>Submission Information</b>	<input checked="" type="checkbox"/> <b>Information</b>	
<b>Contact Name:</b> Christopher Wheeler/Denise Tugman  <b>Department:</b> Planning & Development	<b>Summary of Request:</b> A request by Agnes Slack LLLP of Georgia to amend the Comprehensive Plan Future Land Use Map category from Watershed Protection to Medium Density Residential to allow the property to be developed with a mixed residential development.	
<input checked="" type="checkbox"/> <b>Department Director/Elected Official Signature</b>	<input type="checkbox"/> <b>Chief Operating Officer Signature</b>	
I have reviewed the attached, and it is approved as to substance.	I have reviewed the attached, and it is approved for processing.	
Signature: <i>Denise Tugman</i> Date: 11/18/2024	Signature:      Date:	
<input type="checkbox"/> <b>County Attorney Signature</b>	<input type="checkbox"/> <b>Executive Director of Government Affairs/County Clerk Signature</b>	
I have reviewed the attached, and it is approved as to form.	I have reviewed the attached, and it is approved for processing.	
Signature:      Date:	Signature:      Date:	
<b>Notes and Comments:</b>  December 10, 2024: Second Read Work Session December 10, 2024: Second Read Voting Session		

*2024-626*

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY'S COMPREHENSIVE PLAN, AS AMENDED, FOR PROPERTY LOCATED AT 2245 NE WHITE ROAD FROM THE WATERSHED PROTECTION FUTURE LAND USE CATEGORY TO THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**

**WHEREAS** an application to amend the Future Land Use Map of Rockdale County's Comprehensive Plan for a certain property was filed with Rockdale County, Georgia, which involved the following:

<b>FUTURE LAND USE MAP AMENDMENT (FLU) CASE NO. 2024-07</b>	Amend the Comprehensive Plan Future Land Use Map Category from Watershed Protection to Medium Density Residential to allow the property to be developed with a mixed residential development.		
<b>APPLICANT:</b>	Agnes Slack LLLP of Georgia		
<b>PROPERTY OWNER:</b>	Agnes Slack LLLP of Georgia		
<b>LOCATION:</b>	2245 NE White Road		
<b>LAND LOT:</b>	375	<b>DISTRICT:</b>	16 <sup>th</sup>
<b>TAX PARCEL NO.:</b>	0860010008	<b>TOTAL ACREAGE:</b>	94.31

**WHEREAS**, said Future Land Use Map Amendment proposal was reviewed by staff and public hearings held following public notice and all other requirements of Section 238-4 of the Unified Development Ordinance of Rockdale County, Georgia, as amended.

**WHEREAS**, the Board of Commissioners of Rockdale County have determined that the proposed Future Land Use Map Amendment from Watershed Protection to Medium Density Residential is consistent with the text and policies of the Comprehensive Plan and would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

**NOW, THEREFORE**, be it ordained by the Board of Commissioners of Rockdale County, and by the authority of same as follows:

**Section I**

The Future Land Use Map of Rockdale County's Comprehensive Plan, as amended, is hereby further amended to change the 94.31-acre property, located at 2245 NE White Road and more particularly described in the Legal Description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from the Watershed Protection Future Land Use Category to the Medium Density Residential Future Land Use Category.

**Section II**

The Future Land Use Map of Rockdale County's Comprehensive Plan, as amended, is hereby further amended to reflect the change in the Future Land Use Category of said property authorized in Section I.

**Section III**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Osborn Nesbitt, Sr., Chairman

\_\_\_\_\_  
Sherri L. Washington, Commissioner Post I

\_\_\_\_\_  
Dr. Doreen Williams, Commissioner Post II

Attest:

By: \_\_\_\_\_  
Jennifer Rutledge, County Clerk

Approved as to Form:

By: \_\_\_\_\_  
M. Qader A. Baig, County Attorney

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

EXHIBIT "A"

Rockdale White Road  
(S. Clark-Douglas)

EXHIBIT "A"

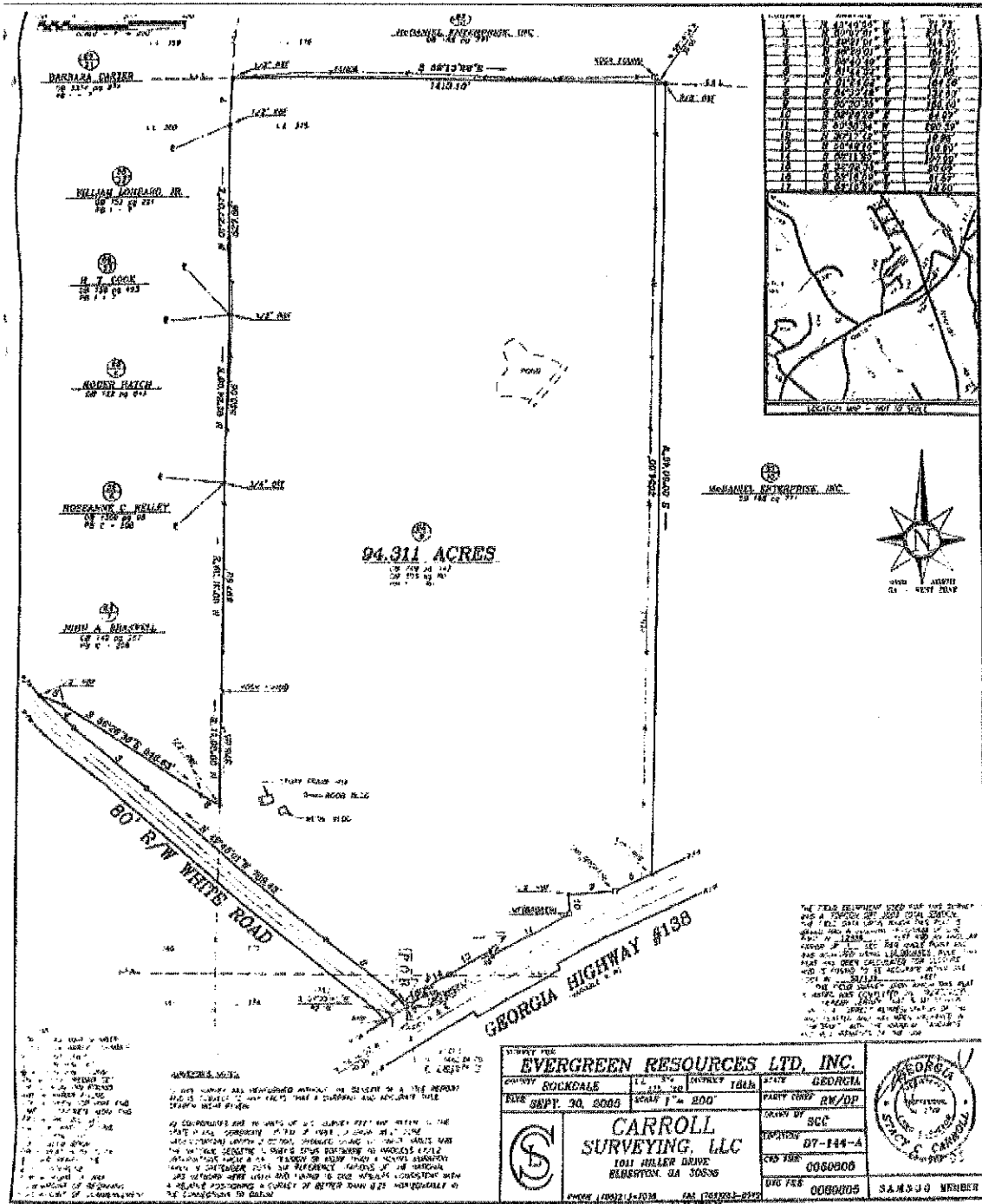
AN 85% UNDIVIDED INTEREST IN AND TO:

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 374, 375 and 360 of the 16th Land District, Rockdale County, Georgia, containing 94.39 acres, as shown on plat of survey for Cline Land Co., Inc. dated January 12, 1983, prepared by Louie D. Patrick, R.S., and recorded in Plat Book P, Page 80, in the office of the Clerk of the Superior Court of Rockdale County, Georgia, and being more fully and particularly described as follows:

BEGIN at an iron pin located at the intersection of the northeasterly right of way line of White Road (80 foot right of way) with the northwesterly right of way of State Highway #138; thence in a northwesterly direction along the arc of the northeasterly right of way line of White Road a distance of 714.2 feet, said arc having a chord bearing and distance of North 44 degrees 34 minutes West 71.2 feet to a point; thence North 49 degrees 02 minutes West 276.7 feet along said right of way to an iron pin; thence North 48 degrees 41 minutes West along said right of way a distance of 788.4 feet to a point; thence North 47 degrees 46 minutes West along said right of way a distance of 318.3 feet to a point; thence continuing in a northwesterly direction along the arc of the northeastern right of way line of White Road a distance of 152.0 feet, said arc having a chord bearing and distance of North 45 degrees 23 minutes West 151.9 feet to an iron pin; thence South 67 degrees 43 minutes East 86.07 feet to an iron pin; thence South 55 degrees 20 minutes East 546.1 feet; thence South 60 degrees 37 minutes East 72.0 feet to an iron pin; thence North 01 degrees 33 minutes East 378.8 feet to a rock found; thence North 01 degrees 37 minutes East 697.6 feet to an iron pin; thence North 02 degrees 33 minutes East 567.9 feet to an iron pin; thence North 02 degrees 31 minutes East 628.0 feet to an iron pin; thence North 02 degrees 31 minutes East 164.3 feet to an iron pin located at the common corner of Land Lots 360, 359, 375 and 376, said district; thence South 88 degrees 07 minutes East a distance of 1413.1 feet along the northerly line of Land Lot 375, said district, to an iron pin; thence South 01 degree 56 minutes West 2654.3 feet to an iron pin located on the northwesterly right of way line of Georgia State Highway #138; thence in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 133.1 feet, said arc having a chord bearing and distance of South 65 degrees 47 minutes West 133.1 feet, to a right of way marker; thence South 86 degrees 38 minutes West 155.3 feet to an iron pin; thence South 06 degrees 39 minutes West 65.1 feet to a highway right of way marker; thence continuing in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 288.2 feet, said arc having a chord bearing and distance of South 61 degrees 30 minutes West 288.2 feet to an iron pin; thence North 29 degrees 30 minutes West a distance of 20 feet; thence continuing in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 150 feet, said arc having a chord bearing and distance of South 59 degrees 50 minutes West 149.99 feet to a point; thence continuing along said right of way South 59 degrees 16 minutes West a distance of 100.0 feet to a right of way marker; thence South 30 degrees 58 minutes East 20 feet to an iron pin; thence South 59 degrees 16 minutes West 61.7 feet to a right of way marker; thence South 59 degrees 16 minutes West 12.5 feet to the iron pin marking the POINT OF BEGINNING.

**EXHIBIT "B"**  
**Survey**



<b>EVERGREEN RESOURCES LTD., INC.</b> COUNTY <b>BUCKDALE</b> LC. NO. <b>1000</b> STATE <b>GEORGIA</b> DATE <b>SEPT. 30, 2005</b> SCALE <b>1" = 200'</b> PARTY <b>RR/DP</b>			
	<b>CARROLL SURVEYING, LLC</b> 1011 HULLER DRIVE ROBERTSON, GA 30086		
	DRAWN BY <b>SCC</b>	TOWNSHIP <b>07-144-A</b>	
PLOT FOR <b>0060000</b>		S.A.M.S.U.G. MEMBER	